

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2020-000600
ADVANCE PLANNING CASE NO. RPPL2020001003**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a duly noticed public hearing on April 29, 2020 to consider amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to establish development standards and case processing procedures for accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs); and

WHEREAS, the Commission finds as follows:

1. Los Angeles County is facing a housing affordability crisis;
2. ADUs are a source of lower-cost housing in single-family and multi-family neighborhoods, and can provide rental income and/or additional living space for family members or caregivers;
3. JADUs are a source of lower-cost housing in single-family neighborhoods, and can provide rental income and/or additional living space within the footprint of the existing residence;
4. Effective January 1, 2020, Senate Bill 13 (Chapter 653, Statutes of 2019), Assembly Bill 68 (Chapter 655, Statutes of 2019), and Assembly Bill 881 (Chapter 659) amended Sections 65852.2 and 65852.22 of the Government Code and changed the requirements for local governments relating to ADUs and JADUs;
5. State law provides that a local agency may adopt an ordinance that provides a ministerial approval for ADUs in any zone that allows residential use, and JADUs in any zone that allows a single-family residence, subject to applicable development standards;
6. The proposed ordinance adds local policies that are within the scope of the State law, including floor area and height limits, and parking requirements;
7. State law prohibits local parking requirements for JADUs, and for ADUs that meet any of the following criteria: located within a half-mile of public transit; located in an architecturally and historically significant historic district; when the ADU is part of an existing primary residence or existing accessory structure; when on-street parking permits are required but not offered to the ADU occupant;

or when there is a car share vehicle location within one block of the ADU;

8. The proposed ordinance requires one uncovered parking space for ADUs within or partially within the Very High Fire Hazard Severity Zones (VHFHSZs) that do not meet any of the criteria above, and it does not require parking for ADUs outside of the VHFHSZs;
9. The proposed ordinance does not require parking for JADUs;
10. State law allows local jurisdictions to designate areas where ADUs and JADUs may be permitted;
11. The proposed ordinance prohibits JADUs and ADUs in the VHFHSZs unless the subject property meets certain access requirements for safety purposes;
12. State ADU and JADU law does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976, except that the local government shall not be required to hold public hearings for coastal development permit applications for ADUs and JADUs;
13. The California Coastal Commission has certified Local Coastal Programs (LCPs) for the Santa Monica Mountains, Marina del Rey, and Santa Catalina Island;
14. The proposed ordinance does not apply to the Coastal Zone and defers to the LCPs for ADU and JADU regulations;
15. The proposed ordinance promotes the construction of new ADUs and conversion of existing spaces to ADUs and JADUs, while ensuring adequate access and compatibility with surrounding land uses;
16. The proposed ordinance is consistent with and is supportive of policies of the Los Angeles County General Plan, including the Housing Element, to promote more affordable housing and to efficiently utilize existing infrastructure and services, and the Safety Element, to discourage high density and intensifying development in the VHFHSZs;
17. At the public hearing, staff from the Department of Regional Planning ("Department") recommended additional edits to the draft ordinance for clarification and compliance with State law;

18. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 12 local newspapers countywide, including the Spanish-language newspaper *La Opinión*. The hearing notice and materials were posted on the Department's website, and promoted through social media. Copies of the hearing notice and hearing materials were provided to all DRP Field Offices, all County libraries, and the Altadena and Calabasas Libraries, as is standard practice. However, due to the current state of emergency, these facilities have remained closed to the public.
19. The proposed ordinance is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per Public Resources Code section 21080.17, and categorically exempt per CEQA Guidelines section 15303.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 of the Los Angeles County Code (the Zoning Ordinance), to regulate ADUs and JADUs;
2. That the Board find that this project is exempt from the provisions of the California Environmental Quality Act; and
3. That the Board adopt an ordinance containing the proposed amendments to Title 22 (the Zoning Ordinance) and determine that they are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on April 29, 2020.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke

Assistant County Counsel
Chief Legal Counsel, Department of Regional Planning
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